068.0	0003	0012.0	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	5,099,800	/	5,099,800
USE VALUE:	5,099,800	/	5,099,800
ASSESSED:	5,099,800	/	5,099,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67	-71	GROVE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON SANDRA A--ETAL
Owner 2:	JOHNSON RICHARD A
Owner 3:	
Street 1:	1026 MASS AVE SUITE 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 32,069 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1965, having primarily Brick Exterior and 27840 Square Feet, with 36 Units, 36 Baths, 0 3/4 Bath, 0 HalfBath, 136 Rooms, and 66 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	32069.000	2,893,800	28,000	2,178,000	5,099,800
Total Card	0.736	2,893,800	28,000	2,178,000	5,099,800
Total Parcel	0.736	2,893,800	28,000	2,178,000	5,099,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 183.18 | /Parcel: 183.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	43544
GIS Ref	
GIS Ref	
Insp Date	10/12/18

!5872!

PREVIOUS ASSESSMENT

Parcel ID: 068.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	2,768,000	28000	32,069.	1,980,000	4,776,000	4,776,000	Year End Roll	12/18/2019
2019	112	FV	2,296,300	29100	32,069.	1,980,000	4,305,400	4,305,400	Year End Roll	1/3/2019
2018	112	FV	2,296,300	29100	32,069.	1,980,000	4,305,400	4,305,400	Year End Roll	12/20/2017
2017	112	FV	1,981,800	29100	32,069.	1,620,000	3,630,900	3,630,900	Year End Roll	1/3/2017
2016	112	FV	1,981,800	29100	32,069.	1,620,000	3,630,900	3,630,900	Year End	1/4/2016
2015	112	FV	1,745,900	30000	32,069.	1,368,000	3,143,900	3,143,900	Year End Roll	12/11/2014
2014	112	FV	1,745,900	30000	32,069.	1,368,000	3,143,900	3,143,900	Year End Roll	12/16/2013
2013	112	FV	1,745,900	30000	32,069.	1,368,000	3,143,900	3,143,900		12/13/2012

PRINT

Date	Time
12/10/20	20:42:04

LAST REV

Date	Time
04/16/19	15:09:28
apro	
5872	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14708-265		8/1/1982		1	No	No		F

USER DEFINED

Prior Id # 1:	43544
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/5/2005	586	Manual	15,000			G7	GR FY07	construct entry ro

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	PH	Patrick H
4/20/2009	Measured	197	PATRIOT
6/13/2000	Measured	263	PATRIOT
10/21/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		32069		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		36		No. of Un	Site		0	60,500.	1.00	AA									2,178,000						2,178,000	

Total AC/HA:	0.73620	Total SF/SM:	32069	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc:	APT AVG	Total:	2,178,000	Spl Credit		Total:	2,178,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	36	Total:	36
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	36	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	36	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	0.80000001
Const Adj.:	1.01807988
Adj $ / SQ:	136.830
Other Features:	360000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	4134028
Depreciation:	1240208
Depreciated Total:	2893819

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	66	Baths:	36	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
30	4	2	M
5	3	1	M
1	1	1	1
Totals			
36	136	66	

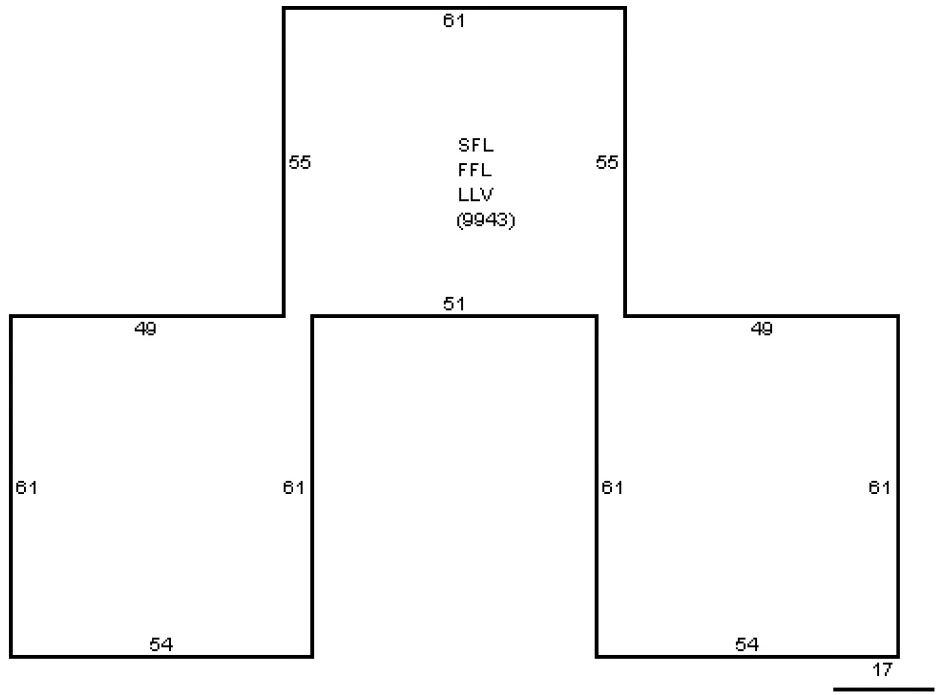
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	136.83
Special Features:	0	Val/Su Net:	97.01
Final Total:	2893800	Val/Su SzAd	145.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	9,943	136.830	1,360,500
LLV	Lower Level	9,943	105.910	1,053,027
SFL	Second Floor	9,943	136.830	1,360,500

	Net Sketched Area:	29,829	Total:	3,774,027	
Size Ad	19886	Gross Are	29829	FinArea	27840

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 068.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	20000	A	AV	1994	1.75	T	20	112			28,000			28,000

More:	N	Total Yard Items:	28,000	Total Special Featues:		Total:	28,000